

४६/११४-२०
२०/१२/२०१०

महाराष्ट्र प्रादेशिक नियोजन व नगररचना
अधिनियम, १९६६

कलम २०(४) अन्तर्गत अधिसूचना...

प्रादेशिक योजना - अमरावतीच्या विकास नियंत्रण
नियमावलीत फेरबदल करणे.....

महाराष्ट्र शासन
नगर विकास विभाग


शासन निर्णय क्र. टिपीएस-३००८/११४५/प्र.क्र.१६९/२००८/नवि-३०.

मंत्रालय, मुंबई - ३२.

दिनांक - ०२ फेब्रुवारी, २०१०.

शासन निर्णय :- सोबतची अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,


(शिवाजी पाटणकर)
अवर सचिव

प्रति,

विभागीय आयुक्त, अगस्त्यी विभाग, अमरावती.

जिल्हाधिकारी, अमरावती.

संचालक नगररचना, महाराष्ट्र राज्य, पुणे.

उप सचिव (नगररचना), नगर विकास विभाग, मंत्रालय, मुंबई

उप संचालक नगररचना, अमरावती विभाग, अमरावती.

सहायक संचालक नगररचना, अगस्त्यी शाखा, अमरावती.

व्यवस्थापक, शासकीय गुहापालक, नागपूर.

त्यांना विनंती करण्यात येते की, सोबतची सूचना महाराष्ट्र शासन राजपत्राच्या अमरावती
विभागीय पुरवणीमध्ये प्रसिद्ध करून त्याच्या ५ प्रती या विभागात व संचालक नगररचना, महाराष्ट्र शा. प्र.
पुणे यांना पाठवाव्यात.

अ-कल अधिकारी, (न.वि-२९) नगरनिकाश विभाग, मंत्रालय, मुंबई

त्यांना विनंती करण्यात येते की, सोबतची सूचना शासनाच्या वेबसाईटवर प्रसिद्ध करण्यात या.
नियंक नसते. नवि-३०.

The Maharashtra Regional & Town

Planning Act, 1966

**Notification under Section 20(4)
regarding additional FSI for Star
Category Hotels.**

NOTIFICATION

**Government of Maharashtra
Urban Development Department,
Mantralaya, Mumbai 400 032.
Date - 02 February, 2010.**

No.TPS-3008/1145/C.R.-169/2008/UD-30:-

Whereas, as per the provisions of Section 15 of the Maharashtra Regional And Town Planning Act 1966 (hereinafter referred to as "the said Act") the Government has sanctioned the Regional Plan for Amravati District Region (hereinafter referred to as "the said Regional Plan") vide Notification No.TPS/2887/CR/196/UD-13, dated 29th May, 1993 which has come into force with effect from 15th August 1993;

And whereas, there is no provision for additional FSI for starred category hotels in sanctioned regulations of the said Regional Plan;

And whereas, after considering the growth of urbanisation, development in the fringe areas of Amravati Municipal Corporation it is felt necessary to make amendments in the regulations of the said Regional Plan in regard to the additional FSI for the starred category hotels;

And whereas, as provided in sub-section (2) of section 20 of the said Act, Government is of the opinion that 100% additional FSI over and above the permissible FSI shall be permitted to the 4 starred and above category residential hotels (hereinafter referred to as 'the said proposed modification') in the said Regional Plan subject to the payment of premium with the following conditions:

(a) The rating of the hotels should be certified by the Department of Tourism, Government of India and shall be developed as per the norms and requirements prescribed by the Tourism Department, Government of Maharashtra.

(b) The hotel building shall be on independent plot and exclusively used for hotel purpose under one establishment.

(c) The proposal of additional FSI shall be submitted to the Government through the Collector of concern district and premium shall be paid to the Government.

(d) Additional FSI will be permissible only for those hotels which are fronting on roads having width 12 mts. Or more.

(e) Maximum height of the hotel building shall be permissible upto 40 m.

(f) No relaxations in the required side margins, fire fighting arrangements and parking shall be permissible.

(g) The basement for such hotels shall be allowed after leaving the prescribed marginal distances. More than one basement shall be allowed.

(h) While granting additional FSI to starred category residential hotels, 5% rooms shall be reserved for Government nominees, free of cost on such terms and conditions as may be decided by Government.

(i) premium shall be charged on the basis of Government of Maharashtra Urban Development Department directions no.TPS-Sankirna-1006/CR-74/06/UID-13, dated 26th June,2006 and as amended from time to time.

(j) The construction of hotel building shall be as per provisions of sanctioned Development Control Regulations of Amravati Municipal Corporation.

(k) The construction of hotel building shall be done after leaving required marginal distances. For fire fighting arrangements, necessary approval of The Chief Fire Officer, Government of Maharashtra shall be obtained.

(l) Construction of any structure such as ramp, basement, water tank, stairs, transformer etc. shall not be permissible in required marginal distance.

And whereas, as provided in sub section (3) of section 20 of the said Act, Government in Urban Development Department has published notice of even no. dated 21/01/2009 which appeared in Government Gazette dated 19/02/2009 to invite suggestions/objections, regarding the said proposed modification from the general public. The Deputy Director of Town Planning, Amravati Division, Amravati has been appointed as 'Officer' to give hearing to the suggestions/objections received and to submit his report to Government.

And whereas Deputy Director of Town Planning, Amravati Division, Amravati has submitted his report to Government regarding the said proposed modification vide his letter outward no.941 dated 20/05/2009,

And whereas after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary inquiries the Government is of the opinion that the said Modification Proposal is necessary and should be sanctioned with some conditions;

Now, therefore, in exercise of the powers conferred by sub section [4] of section 20 of the said Act, the Government hereby finally sanctions the said Modification Proposal to the said Regional Plan with some conditions and for that purpose amends the above Notification dated 25th May of 1993 sanctioning the said Regional Plan as follows;

In the Schedule of Modification appended to the Notification sanctioning the said Regional Plan, following new entry shall be added:-

ENTRY

" In the sanctioned regulations of Regional Plan of Amravati District following new regulation regarding additional FSI for star category residential hotels included.

Regulation- 100% additional FSI over and above the permissible FSI shall be permitted to the 4 starred and above category residential hotels subject to the payment of premium with the following conditions;

(a) The rating of the hotels should be certified by the Department of Tourism, Government of India and shall be developed as per the norms and requirement prescribed by the Tourism Department, Government of Maharashtra.

(b) The hotel building shall be on independent plot and exclusively used for hotel purpose under one establishment.

(c) The proposal of additional FSI shall be submitted to the Government through the Collector of concern district and premium shall be paid to the Government.

(d) Additional FSI will be permissible only for those hotels which are fronting on roads having width 12 mts. Or more.

(e) Maximum height of the hotel building shall be permissible upto 40 m.

(f) No relaxations in the required side margins, fire fighting arrangements and parking shall be permissible.

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(j) The construction of hotel building shall be as per provisions of sanctioned Development Control Regulations of Amravati Municipal Corporation.

(k) The construction of hotel building shall be done after leaving required marginal distances. For fire fighting arrangements, necessary approval of The Chief Fire Officer, Government of Maharashtra shall be obtained.

(l) Construction of any structure such as ramp, basement, water tank, stairs, transformer etc. shall not be permissible in required marginal distance.

(m) Plot to be built for Hotel shall have minimum 2000 sq.m.in area.

The aforesaid notification is kept open for inspection by the public during office hours on all working days in the following offices.

1) The Collector, Amravati

2) The Deputy Director of Town Planning, Amravati Division, Amravati

3) The Assistant Director Town Planning Amravati Branch, Amravati.

This notification is also available on Govt. web site www.urban.maharashtra.gov.in

By order in the name of the Governor of Maharashtra.



(Shivaji Patankar)

Under Secretary to Government